

Torrance, California
May 27, 1958

MINUTES OF A REGULAR MEETING
OF THE TORRANCE CITY COUNCIL

The City Council of the City of Torrance convened in a regular meeting at 8:00 P. M. Tuesday, May 27, 1958, in the Council Chamber, City Hall, Torrance, California.

Those responding to roll call by City Clerk Bartlett were:
COUNCILMEN: Beasley, Benstead, Blount, Drale, Jahn, Isen. ABSENT:
COUNCILMEN: Bradford. City Manager Stevens and City Attorney Remelmeyer were also present.

At the request of Mayor Isen, Mr. Virges led the salute to our Flag.

Reverend Hugh Percy of the St. Andrews Episcopal Church opened the meeting with an invocation.

Councilman Drale moved to approve the Minutes of the May 20, 1958, meeting of the Council as written.

Motion seconded by Councilman Beasley, no objections, so ordered.

HEARINGS:

Mayor Isen announced this was the time and place for:
Hearing on Proposed Ordinance Providing for Regulation
and Taxation of Cats.

City Clerk Bartlett presented the Affidavit of Publication of Notice of Hearing.

There were no objections, and this was ordered received and filed.

Mayor Isen announced that there was nothing in the Charter to call for this Hearing, but it is held as a courtesy.

The City Manager reported that City Clerk Bartlett had presented to him this evening 7 signatures approving the Ordinance, and 7 signatures protesting against it.

Mayor Isen asked if anyone present wished to be heard.

Mr. Bert Lombacker, 629 Via Los Miradores, who said he owns 5 cats, discussed the proposed Ordinance with the Council, and was joined in his protest against it by Mrs. Lombacker, who was present.

Mayor Isen answered a question from Mr. Lombacker by saying that the fact that copies of the proposed Ordinance were available in the City Clerk's office had been publicized.

The City Attorney answered a query from Mr. Lombacker by saying that if the Ordinance becomes effective, people owning more than 2 cats could dispose of them by giving them to friends, turning them over to the pound, or other methods.

Mr. Parenti, 4106 W. 177th St., who said he raises Manx cats as a hobby, protested against the proposed Ordinance.

L. F. Bauer, 4709 Avenue B, said he and his wife own 3 cats, and would rather sell their home and move away than get rid of any of the cats. He protested against the proposed Ordinance.

Mrs. John Simmons, 17408 Faysmith, protested against the Ordinance, saying she owns three cats.

Mrs. Martha Swan, 206 Calle de Serenas, recounted the history of the usefulness of cats and protested against the Ordinance as it is proposed. She stated she owns 4 cats.

J. H. Andersen, 139 Via La Circula, protested against the proposed Ordinance.

In answer to a question from Mr. Andersen, the Mayor explained

that proposed laws such as this are instituted at the request of citizens or upon initiative of the Council.

Mrs. McManus, 3510 - 228th St., said she had come to the Council with a request for this type of legislation because the cats in the area where she lives have become real nuisances to herself and to her neighbors. She thought that some plan should be worked out which would not affect those people who care for the animals they own and prevent the cats from becoming nuisances and predators.

Hank Bates, 138 Paseo de la Concha, spoke at considerable length in protest against this proposed Ordinance, as the owner of 4 cats.

Robert T. Beck, 1319 Cranbrook, the owner of an Abyssinian Persian, protested against the proposed ordinance.

Gene Herman, 3206 Sonoma, protested against the proposed Ordinance although he did believe some control should be demanded.

E. W. McManus, 21107 Amie, suggested this matter be referred to the voters.

Mrs. Edith Messinger, a teacher at the Riviera School, protested against this as the owner of several cats.

Mrs. Illingworth, 5005 Avenue B, spoke in protest against the Ordinance as it would affect those persons who keep their animals at home under control.

At 8:40 P. M., Councilman Benstead moved to close the Hearing.

Motion seconded by Councilman Beasley.

Councilman Benstead asked if we had anything in the Land Use Ordinance restricting the number of cats at one address.

Planning Director Powell said there is a section limiting the ownership of grown cats or dogs to 2 in a residential zone.

Mayor Isen asked the City Attorney how this fact could be reconciled with the discussion here.

The City Attorney said that applied only to animal ownership in a residential zone, whereas there are many homes in agricultural and commercial and manufacturing zones which are not affected.

Councilman Jahn moved this Ordinance be taken under submission for further study.

Motion lost for lack of a second.

Councilman Drale moved the proposed Ordinance be tabled or discarded. He said he had not liked it at any time. He moved the Ordinance be put in the waste basket.

Motion seconded by Councilman Blount.

Councilman Beasley felt some of the provisions set forth here were desirable; he thought there should be a limit to how many animals a person could own when living in R-1 zones; he did not think the section about licensing cats was practical.

Councilman Jahn agreed that there were good practical points in this proposed Ordinance, and said he would renew his motion if the motion on the floor was not adopted.

Mayor Isen said he had not seconded Councilman Jahn's motion because he felt the people here should know the thinking of the City Council. He did not believe it practicable to attempt to license cats. The suggestion that cats should be kept in the owners' yards was a good one, but he doubted that it was possible to follow. It was thought that the Ordinance would be valuable in the case of the rare bad neighbor who let his cats run wild over the property of everyone in the neighborhood. He thought we should keep Section 4.10.1 (a) about wild or vicious animals, including lions, tigers, etc., and a provision limiting the number of cats which could be kept in an R-1 zone could be given consideration in extreme cases; he did believe that 3 cats would provide a lot of happiness for the owners and might be a reasonable limit. He suggested Section 3 be deleted, and that the limit should not apply to anyone in the pet store business in a legal area. He believed special provision could be made for special cases. For these reasons, he did not favor the motion on the floor.

Motion failed by the following roll call vote: AYES: COUNCILMEN: Blount, Drale. NOES: COUNCILMEN: Beasley, Benstead, Jahn, Isen. ABSENT: COUNCILMEN: Bradford.

Councilman Jahn moved to take the ordinance under submission for further study, saying he agreed in essence with the statements of the Mayor.

Motion, seconded by Councilman Beasley, carried by the following roll call vote: AYES: COUNCILMEN: Beasley, Benstead, Jahn, Isen. NOES: COUNCILMEN: Blount, Drale. ABSENT: COUNCILMEN: Bradford.

Councilman Drale did not believe this required a special Ordinance, but that the Land Use Ordinance could be amended to include these provisions.

Councilman Benstead did not agree that the expense would be any greater one way than the other.

Mayor Isen thought this was a good solution, as everyone had been allowed to express their opinions; the proposed Ordinance as it would be rewritten would serve the needs of everyone.

At 8:55 P. M., Mayor Isen declared a recess, with the Council reconvening at 9:05 P. M.

Mayor Isen announced this was the time and place for the Hearing on:

CASE NO. 485: Third and Final Hearing before the City Council on Petition of the Planning Commission for a Change of Zone on the southerly 60 feet of Lot 10, Lots 11 and 12, R. O. Hickman Tract, being a parcel of land situated on the NE corner of 182nd St. and Prairie Ave., approximately 620' in depth, for the purpose of establishing a comprehensive zoning plan. Property presently zoned C-2 and A-1.

City Clerk Bartlett presented the Affidavit of Publication of Notice of Public Hearing on Cases No. 485, 499, 497, and 498.

Councilman Benstead moved these be received and filed.

Motion seconded by Councilman Beasley, no objection, so ordered.

CASE NO. 485: Councilman Jahn did not feel the sketches given the Councilmen were explicit enough, and asked Planning Director Powell to explain this to the Council.

Planning Director Powell, using the City's zone map to illustrate his explanation, told the Council the Planning Commission had felt this to be good planning for the area.

Councilman Jahn did not agree that this was a good plan as the streets are not provided for.

Mr. Powell said access would have to be provided by the developer of the land.

Councilman Jahn said if the land were zoned C-2 as shown, no restrictions could be put on it, and some of it might become land-locked.

Mr. Powell said most good developers want large pieces of land so they can provide good access and ample parking.

Councilman Jahn asked if the Commission had intended to provide the streets shown on the sketches.

Mr. Powell said they had, but explained that about 10 landowners were affected by this. Most of the landowners had been in agreement with this plan, and had actually helped arrive at the solution offered here.

Mayor Isen asked what was meant by 'abandoned' as used on the sketch where a railway right-of-way was shown.

Mr. Powell said it had been abandoned by the railway, and parts of it had been sold to individuals.

Councilman Beasley thought it might be better not to zone this until permits are requested for development, so the streets could be assured.

Mr. Powell pointed out that under its present zoning many uses not desirable in a residential area or commercial area could be established and maintained.

Councilman Beasley did not change his viewpoint.

Councilman Drale asked if the Planning Commission originated this petition.

Mr. Powell said they had, but only after several requests from the residents of the area.

Councilman Drale agreed with Councilman Beasley as concerned the R-3 property. He felt the C-2 zoning might be in order, however.

Councilman Jahn asked if there was any way of saving the streets by an approved Master Plan after this was passed.

The City Attorney did not believe such a condition could be enforced on a Change of Zone. The only way he could think of under which this could be done would be for the property owners to dedicate the property for the streets and then get the Change of Zone they want. If the streets had been dedicated, he said he could have approved the Change of Zone.

Councilman Beasley moved to refer this back to the Planning Commission with the record here, as the Council thinks this a good plan if the streets had been provided.

Councilman Jahn asked if Councilman Beasley would include in his motion a stipulation that the City Attorney be consulted on this.

Councilman Beasley did so, and Councilman Jahn said he would second the motion.

There were no objections, and it was so ordered.

Mayor Isen announced this was the time and place for Hearing: CASE NO. 488: Third and Final Hearing before the City Council on Petition of the Planning Commission for a Change of Zone on the SE corner of Maple and Carson from C-1 to R-2; the SW corner of Carson and Maple from C-1 to R-3; the SE corner of Carson and Madrona to be rezoned from C-1 to Controlled Commercial Zoning (150' x 150') net. The remaining frontage on Madrona 250' deep to be zoned Controlled Commercial from Carson to the extension of Monterey, for the purpose of improving this land to its best possible use.

Mayor Isen asked if anyone wished to be heard, but there was no reply.

Councilman Benstead moved to close the Hearing.

Motion seconded by Mayor Isen, no objection, so ordered.

Councilman Jahn asked for an explanation of this Change of Zone. Planning Director Powell, using the Planning Minutes submitted with the Petition, explained the uses of this Change of Zone.

Councilman Jahn asked if the R-3 zone on Carson would be 150' deep, and Mr. Powell said yes, but we would gain 10' for the widening of Carson and 20' for the widening of Madrona.

Councilman Benstead asked what would be built at Carson and Madrona.

Planning Director Powell said it is now zoned so a service station could be built there, and this zone is designed to ensure that a super-station type would go in if a station is built there.

Councilman Jahn did not believe that 150' deep R-3 zoning was good planning. He thought the land should be zoned R-2 on Carson with the R-3 zoning at the back.

Councilmen Blount and Beasley agreed with Councilman Jahn.

Councilman Blount moved to refer this back to the Planning Commission with the suggestion that the buffer zone is misplaced as shown on the sketch, and the R-2 and R-3 should be reversed.

Motion seconded by Councilman Benstead, no objections, and it was so ordered.

Mayor Isen announced this was the time and place for the Hearing on:

CASE NO. 497: Third and Final Hearing before the City Council on Petition of the Planning Commission for a Change of Zone from M-1 to R-1 on the property legally described as follows: All of Tract 16884, situated at Spencer on the north, Garnet on the South, Entradero on the east in the Victor Area, to conform to present use.

Mayor Isen asked if anyone present wished to be heard.

There was no reply.

Councilman Beasley moved to close the Hearing.

Motion seconded by Councilman Drale, no objections, so ordered.

Councilman Jahn asked if there is a tract on this land now, and Mr. Powell replied that there is.

Councilman Jahn said he would vote against any attempt to create a wedge against the M-1 zone there, and if this were such an effort he would be against it.

Planning Director Powell stated this was not the case.

Councilman Drale moved to concur with the Planning Commission's recommendation for approval.

Motion, seconded by Mayor Isen, carried unanimously by roll call vote of those present.

Mayor Isen announced this was the time and place for the Hearing on:

CASE NO. 498: Third and Final Hearing before the City Council on Petition of the Planning Commission for a Change of Zone, as directed by the City Council, to rezone certain property as follows: Lots 149 to 168 inclusive, Tract 18379 to be rezoned from R-1 to R-3; Lots 143 to 149 inclusive to be rezoned from R-1 to R-4, subject to limitations contained in legal notice, made a part of the Case file.

Mayor Isen asked if anyone present wished to be heard.

Mr. Perry, 634 Camino del Encanto, voiced the continued protests of the residents of the area against this, and expressed their hope that ample parking would be provided, that 1-story buildings would be erected, and stated they hoped those factors would not be overlooked.

City Clerk Bartlett reported he had a letter of protest against this from Sol Mann, 634 Paseo de la Playa, with a copy of the original petition against this Zone Change attached to the letter.

Councilman Jahn moved this protest be received and filed.

Motion seconded by Councilman Beasley, no objections, so ordered.

No one else asked to be heard.

Councilman Beasley moved to close the Hearing.

Motion, seconded by Councilman Jahn, carried unanimously by roll call vote of those present.

Councilman Jahn moved to concur with the recommendation of the Planning Commission for approval of this Change of Zone.

Motion, seconded by Councilman Beasley, carried by the following roll call vote: AYES: COUNCILMEN: Beasley, Benstead, Blount, Jahn, Isen. NOES: COUNCILMEN: Drale. ABSENT: COUNCILMEN: Bradford.

City Clerk Bartlett read title to:

ORDINANCE NO. 989

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING APPENCIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" (ADOPTED BY ORDINANCE NO. 791), RECLASSIFYING THAT CERTAIN PROPERTY DESCRIBED AS LOTS 143 TO 168, INCLUSIVE, OF TRACT 18379 (PLANNING COMMISSION CASE NO. 498).

Councilman Jahn moved to dispense with further reading of Ordinance No. 989.

Motion, seconded by Councilman Blount, carried unanimously by roll call vote of those present.

Councilman Jahn moved for approval of Ordinance No. 989 at its first reading.

Motion, seconded by Councilman Benstead, carried by the following roll call vote: AYES: COUNCILMEN: Beasley, Benstead, Blount, Jahn, Isen. NOES: COUNCILMEN: Drale. ABSENT: COUNCILMEN: Bradford.

WRITTEN COMMUNICATIONS:

1. A May 20, 1958, letter from the Jim Dandy Markets, a division of Lucky Stores, Inc., 5320 W. 104th St., Los Angeles 45, requested permission to use the services of a private firm to pick up trash at their markets located at 2515 Torrance Blvd. and 3860 Sepulveda Blvd. in Torrance. They asked to be allowed to make the change effective on Monday, June 2nd. The firm they wish to use has informed them that they have the necessary permit and business license to carry on the activity in Torrance. They listed their reasons for requesting this change.

Councilman Beasley moved to grant the request.

Councilman Jahn seconded the motion, pointing out that a recommendation of the Sanitation and Rubbish Committee of the Council concurred in essence with this.

Councilman Benstead asked if this meant they would haul just the rubbish or the garbage as well.

City Manager Stevens said he thought it meant only their combustible rubbish, but said he was not sure.

Mayor Isen asked if the City performs the garbage pick-up without charge.

The City Manager said markets might pay Mr. Green extra if his men went into the building to pick up the garbage.

Assistant City Manager Mansfield said if the garbage is picked up at a regular stop outside the building, there is no charge for the service.

Mayor Isen thought the City should make a charge for such service in cases of this nature.

Mr. Mansfield explained that we were talking of a charge to the City of 33¢.

In response to a question from the Council, Mr. Mansfield said a firm would have to pay a private collection company more than they pay us for the service of hauling rubbish.

Councilman Jahn withdrew his second to the motion to grant the request, and Councilman Beasley withdrew his motion.

Councilman Benstead spoke to Mr. Mansfield, saying he had thought we had planned this predicated on a charge of \$1.00.

Mr. Mansfield replied that we had; there would be somewhat of a loss to the City at that charge.

Councilman Drale asked to hold this until later in the meeting.

Councilman Jahn agreed.

Councilman Drale said there was a report from the Sanitation and Rubbish Committee which might help with this, to come up later.

There were no objections, and it was so ordered.

COMMUNICATIONS FROM THE CITY MANAGER:

Under date of May 23, 1958, the City Manager submitted the following recommendation regarding an 'Increase in Electrical Permit Fees':

"I recommend that Electrical Permit fees be increased in accordance with the schedule outlined by Lee Schlens, Supt. of Bldg., in the attached communication".

Councilman Jahn had no copy of the communication from Mr. Schlens which the City Manager mentioned, nor did Councilmen Beasley and Blount. City Clerk Bartlett did not have a copy of such letter, and the City Manager therefore read the following letter from Lee Schlens, Supt. of Building:

"The present schedule for Electrical Permit Fees was adopted in 1954. I have no records preceding that time, but I assume that they were approximately the same for many preceding years. Inspection Personnel salaries have increased naturally through the years, so I feel that an increase in fees would be justified. I would recommend increases in only four items, namely: wiring outlets from the present \$.05 to \$.10, fixtures \$.05 to \$.10, electric ranges \$.25 to \$.50, electric heaters from \$.25 to \$.50.

"I have checked with other Building Officials and have found that the following jurisdictions have increased their fees substantially as outlined above:

Los Angeles City	Redondo Beach
Los Angeles County	Gardena
Long Beach	Hermosa Beach
Manhattan Beach	Inglewood"

Councilman Jahn moved to concur with the recommendation of the City Manager and the Building Superintendent.

Motion, seconded by Councilman Beasley, carried unanimously by roll call vote of those present.

SUBJECT: Refuse Collection

The City Manager attached three memos concerning the collection of refuse and related matters as follows:

1. A report on the meeting of the Sanitation and Rubbish Committee.
2. Proposed procedure for the collection of delinquent rubbish collection fees.
3. A proposed News Letter, concerning refuse collection.

Councilman Drale pointed out that the Sanitation and Rubbish Committee had made several recommendations which were set forth in the May 23, 1958, memo submitted concerning their meeting, Item 1 submitted under this heading by the City Manager.

They had recommended that a mechanic be employed to keep the trucks in order. A recommendation for this has been included in the budget, and Street Supt. Perkins has information about the new pick-up areas and schedules. The Committee has recommended against 2-man crews in the hilly areas, and will have a report back on the experiments in 90 days. They recommended that the commercial accounts and apartment developments be allowed to use a private collector if they wished, but that the private collectors be required to pick up all rubbish in such instances.

Councilman Jahn agreed with this latter, saying if they use such collectors, in the case of collections they pay for, they should not be allowed to use the City's free service for other needs.

Mayor Isen suggested that No. 5 and No. 7 on the list of recommendations from the Committee be eliminated.

Councilman Blount and Councilman Jahn both questioned the elimination of Item 7, which recommended that trailer parks be charged on the same basis as commercial accounts for rubbish collection.

Mayor Isen believed that No. 5, at any rate, should be eliminated.

Councilman Beasley thought that if No. 5, having to do with the use of private collectors for rubbish from commercial accounts, also specified garbage, it would be acceptable.

Councilman Jahn did not agree, saying Mr. Green charged us on the basis of meters, and would not drop such a charge because his service was not used.

Councilman Drale felt there should be some control on the type of vehicle commercial rubbish pick-up services used in the City.

City Attorney Remelmeyer reported that at present we require them to be covered.

Councilman Benstead asked if any suggestion about the City dump had been made, and Councilman Drale said the Committee had agreed the dump must close to the public as of July 1, 1958.

Councilman Beasley felt rubbish pick-up trucks should have more regulation than just being required to be covered. He said some of them are very old, and the sides are splayed and the bodies are not safe.

The City Attorney thought that was State controlled.

Councilman Jahn moved to concur with recommendations 1, 2, 3, 4, 7, 8, and 9, as made by the Sanitation and Rubbish Committee.

Motion seconded by Mayor Isen.

Councilman Benstead asked Councilman Jahn about Item 1, and whether this item which concerned the hiring of a mechanic to work from 3:00 P. M. each day should be approved.

Councilman Jahn believed it should be approved.

Councilman Benstead asked if the trucks are in the yard by that time.

Councilman Drale said this shift, beginning at 3:00 P. M., had been the recommendation of Street Supt. Perkins.

There were no objections to the motion, and it was ordered carried.

Regarding Item 6 of the recommendations embodied in the letter, which read: "The license fees for private collectors should be adequate but not excessive. (Please see attached sheet for comparison study of charges).", Mayor Isen referred to the attached sheet, which gave a list of similar fees charged by other Cities. At the bottom of the sheet was a copy of a May 22, 1958, memorandum from D. W. Mansfield to G. W. Stevens, which read as follows: "A fee of \$200 per collector contractor and \$25 per truck appears to be a good approach so that the City would not have a host of one-truck operations and yet not too high so that only the big operators could afford to pay. Some type of performance and service standards should be set up to insure that all concerned can be assured protection."

The City Manager explained that this meant a fee of \$200 for the first truck an operator used in the City and \$25 for each of his additional trucks was recommended.

License Inspector Whitacre told the Council we have 7 such licensees in the City; their licenses expire December 31, 1958. We have 2 applications which have not been issued, but the City Attorney has advised him that we have no right not to issue them. Such licenses expire December 31 because that is the standard time for the ending of licenses.

Mayor Isen asked if the Fiscal Year could apply to these licenses.

The City Attorney said we could not change those licenses already issued, but if the Council so wished that could apply from now on.

Councilman Jahn moved to adopt Item 6 as shown above, with the fee of \$200 for the first truck and \$25 each for each additional truck to be the license fee, and the licensing for rubbish collection to begin July 1, beginning this year.

Motion seconded by Mayor Isen.

The City Attorney thought we could probably base such licenses on the Fiscal Year beginning July 1, 1958, if we gave credit for the rest of this calendar year to those licensees who have been issued licenses.

Councilman Blount asked how this would apply to the 9 licenses mentioned by the License Inspector.

Councilman Jahn amended his motion to specify that the licensees now operating in the City be made to obtain new licenses for the next fiscal year, but that they be given credit for the unused portion of their existing licenses.

Mayor Isen accepted the amendment in his second to the motion.

The motion, as amended, carried unanimously by roll call vote of those present.

Councilman Beasley moved the City Attorney amend our existing ordinance to give the City control over the collection trucks used by such licensees in the City.

Councilman Drale seconded the motion.

The City Attorney said about all we could do about that is to issue the permit with certain standards stipulated.

Councilman Beasley thought such trucks should have metal side-boards.

There were no objections, and Mayor Isen directed the City Attorney to give the Council a report next week on what controls we now have and which ones we might need in the future on such trucks.

Councilman Jahn referred to Item 5, saying if commercial accounts want a private contractor, and are willing to pay the fees they charge, the City should re-evaluate its commercial pick-up, and charge a fee commensurate with the costs we are incurring. We should always be ready to serve them if they need it, so commercial collectors do not get such a foothold that there would be trouble. At a cost of 33¢ per meter, we would lose money trying to take the accounts off the Green contract.

Councilman Jahn moved to concur with Item 5 as it is now written, with the meaning limited to rubbish. The Item read as follows:

"It was the consensus that the City should continue to offer service to commercial accounts and apartments but should not object to the accounts retaining their own collector. However, that the private collectors are to be required to pick up all rubbish, not just part."

Mayor Isen thought we should bill commercial accounts on a basis of service rendered, regardless of the service charge we paid to Mr. Green.

Councilman Drale felt we were discussing only rubbish. He said as garbage questions arise, they should be handled by Mr. Green, who has a contract with the City.

Councilman Blount said we pay him on a unit basis.

Mayor Isen said we pay Mr. Green for his service, and that we should be able to bill commercial users of the service for an equitable fee for the service.

The City Attorney replied to a question by saying there is nothing to prevent us from billing commercial users for the service of disposing of their garbage.

He added we would have to adopt a proper ordinance.

Councilman Drale seconded Councilman Jahn's motion.

There were no objections, and the motion was ordered carried.

Mayor Isen moved the Committee inquire into and try to determine the feasibility of a garbage pick-up fee to commercial accounts.

Motion seconded by Councilman Drale, no objections, so ordered.

The City Manager pointed out that a proposed procedure for the collection of delinquent rubbish collection fees and a proposed News Letter concerning refuse collection were submitted with this for the Council's information and consideration.

Councilman Jahn moved to concur with the procedure proposed for collections, with the understanding that it be followed with diligence.

Motion seconded by Councilman Beasley, no objections, so ordered.

At 10:05 P. M., Mayor Isen declared a recess, with the Council re-convening at 10:10 P. M.

Councilman Benstead referred to the fees for rubbish trucks owned by private collectors, and suggested that different fees be charged, based on the cubic content of the trucks.

Mayor Isen said the Ordinance will have to go into effect very soon.

The City Attorney said the License Inspector had offered the suggestion that rather than have the license for this service run on a different year basis than other licenses, that it **be pro-rated** from the date of issuance to the end of the year, so all City licenses would expire at the same time.

The Council did not object to this suggestion.

Councilman Benstead did not think it would take much time to carefully classify the types of trucks which would perform the collections in the City and set fees according to content.

There were no objections, and it was so ordered.

AIRPORT MATTERS:

1. A May 22, 1958, letter from Jack Egan, Airport Manager, referred to the Council Minutes of May 20, 1958, relative to the matter of some person or persons being furnished aircraft tie-down space on City property at the Airport without charge. Mr. Egan explained the difficulties which had arisen on billing since the City's taking the Airport over this spring, and that certain new procedures are planned and will be implemented as possible.

Mayor Isen referred to the May 20 minutes of the Council, and said the request had been made that Mr. Egan appear here tonight, and an inference had been made which appeared to be concerning Mr. Neal, who was also here.

Councilman Beasley pointed out that the information contained in Mr. Egan's letter was substantially the same as that he had gathered when he had visited the Airport to check into the matter.

Mr. Malcolm B. Neal, an Airport Commissioner of the City, came forward.

Mayor Isen told Mr. Neal that Councilman Blount had asked if members of Commissions should have free tie-down service at the Airport, with the inference apparently directed toward Mr. Neal.

Mr. Neal did not believe Commissioners should have such free service. He stated his own plane is leased to Vegas Air, Inc., and if they do not pay the rent on the plane as they are supposed to do, he will be glad to do so.

Councilman Blount asked if Mr. Neal knew where the plane is tied down, saying it is on City-owned property.

Mr. Neal said it has been on Vegas property until about two months ago, when they moved it. It is their responsibility.

Mayor Isen asked if the plane is in the hands of Vegas, and Mr. Neal replied that it is.

Councilman Blount said he was satisfied with Mr. Neal's explanation. He said many people have been removed from Boards or Commissions because of dual or conflicting interests. He suggested there might be a dual interest in a case where a man leases property to an operator and acts as a member of a recommending body under which property is leased.

Mr. Dave Stewart of Vegas came forward. He said he leases Mr. Neal's plane, and that Mr. Neal is paid for the use of the plane. Mr. Stewart said his books are open to any Councilman or Commissioner if they wish to check. Mr. Stewart said he had moved the plane to mow the grass, which is on the City property. He stated he would be glad to pay the rent when billed. He has a copy of a letter dated April 1 directed to Airport Manager Egan requesting the privilege

of leasing the property adjacent to his present lease; he has been using it, and might as well pay for it. Nothing has been sent to him in reply. Mr. Stewart said he felt that if further investigation were made, it would be found that Mr. Neal has been honest and forthright in his dealings, and has worked hard to make this a good Airport.

Councilman Blount recommended that Vegas be billed for the plane which has been tied down on property which they do not lease.

Mr. Stewart said he would be glad to pay the bill.

Councilman Blount moved that for the time the plane has been parked on City property, Vegas be billed at the same rate charged to everyone.

Motion seconded by Councilman Drale.

Councilman Jahn thought it had been the practice in the past for some of the operators, whose leases were not too well defined, to 'slop over' onto City-owned property adjacent to their leases. In order to be fair, he believed everyone who has done this should be billed as Vegas should be billed.

Councilman Blount accepted the suggestion as an amendment to his motion, and Councilman Drale accepted the amendment in his second to the motion.

Councilman Beasley asked how this would be determined.

Councilman Jahn thought the changes in procedure had been under way, and an error had been made. We have made an issue of this, however, and the error was corrected. We should correct it with others too, or it would not be fair.

Councilman Blount said a sudden stock-taking had begun a day or so after he had brought this up here; if his comments have been instrumental in raising the income at the Airport, he is happy to have helped bring it about.

Mr. Stewart said Vegas had graded that property under discussion to make it conform, and has periodically and faithfully mowed the grass.

Councilman Beasley moved to table Councilman Blount's motion.

Motion to table seconded by Councilman Jahn.

Mayor Isen said he would not vote in favor of this.

Motion to table failed by the following roll call vote: NOES:

COUNCILMEN: Benstead, Blount, Drale, Jahn, Isen. AYES: COUNCILMEN: Beasley. ABSENT: COUNCILMEN: Bradford.

Mayor Isen asked that the motion be amended to allow Mr. Stewart to send the City his itemized bill for work he has done on their behalf on the City-owned property which is under option to him as he has stated he has done, with the amount not to exceed the cost of the billing to him for the rent for tie-down for Mr. Neal's plane.

Mr. Stewart protested that he did not think this worth while.

Councilman Blount asked for the roll call, seconding this amendment.

The amendment failed by the following roll call vote: AYES: COUNCILMEN: Isen. NOES: COUNCILMEN: Beasley, Benstead, Blount, Drale, Jahn. ABSENT: COUNCILMEN: Bradford.

Councilman Beasley asked if the motion on the floor meant that any rent for the time before the City took over management of the Airport would go to the previous lessor.

Councilman Jahn wanted it understood and wanted the record to show that the period of the last two months was the only period covered by the second to the motion.

Motion carried unanimously by roll call vote of those present.

Mayor Isen felt that aspersions had been cast upon Mr. Neal, and he moved to call for a vote of confidence in Mr. Neal as an Airport Commissioner.

Motion seconded by Councilman Beasley, and carried by the following roll call vote: AYES: COUNCILMEN: Beasley, Benstead, Drale, Jahn, Isen. NOES: COUNCILMEN: None. ABSTAIN: COUNCILMEN: Blount. ABSENT: COUNCILMEN: Bradford.

Councilman Beasley suggested that the young lady who works in the office at the Airport, and who had been present tonight at the express request of the Council, be recompensed for her time.

Councilman Blount protested that there was no reason to single out just one employee, when many City employees were present at all Council meetings at the request of the Council and are not paid.

At 10:30 P. M., Councilman Blount left the meeting.

COMMUNICATIONS SUBMITTED BY THE BUILDING DEPARTMENT:

1. A May 22, 1958, letter from Heath & Co., signed by E. Briesemeister, requested permission to erect a non-revolving, non-animated double-faced post sign approximately 70 sq. ft. at 3215 Pacific Coast Highway.

A memo from L. Schlens, Supt. of Bldg., reported that the sign is over 42 sq. ft., and so required Council approval.

In response to a query, Mr. Schlens said the sign is for the new motel on the highway. It is on Airport property and is over-size, both of which mean it must have Council approval.

Mayor Isen asked what would be in the openings of this sign.

Mr. Bjorklund, lessee of the property, said it is planned to have signs stating they use Beautyrest mattresses and the insignia of the motel association to which they belong posted.

Mayor Isen moved to grant the request.

Motion seconded by Councilman Drale.

Councilman Jahn asked Mr. Bjorklund if Heath would only build the sign, and asked whether they are the lessees of the property or shareholders.

Mr. Bjorklund said they would only build the sign, and they have nothing else to do with the motel.

Mr. Schlens explained that there are signs of comparable size in the area, but said he did not know what effect this would have on the lease under consideration to Mr. Wilson.

Councilman Jahn asked the City Engineer if the legal description of the land under consideration for lease by Mr. Wilson had been written.

The City Attorney reported that the document is all drawn, except that he still needs the legal description and architectural drawings, etc.

Councilman Drale asked Mr. Bjorklund if this sign would be on his own property, and Mr. Bjorklund said it would.

Councilman Jahn asked if the sign has to go at the furthestmost west line of his property, and Mr. Bjorklund said yes, that the driveway is 2' from the westerly line of his lease. They have the permit for the driveway, he said, and it will serve only the motel.

Mayor Isen asked if it would inconvenience Mr. Bjorklund if the Council held this for a week.

Mr. Bjorklund said it would, that the motel is open and they need the sign.

Councilman Jahn said the City Engineer reported to him that the legal description of the Wilson lease has been written. He said he would like to have the sign located where Messrs. Bishop and Schlens know it will not interfere with the Wilson hotel lease, and so moved.

Councilman Drale seconded the motion.

Councilman Benstead asked Mr. Schlens if such a large sign is necessary, and Mr. Schlens said it is in his personal opinion because of the size of other signs in the area.

Mr. Malcolm Neal said none of these signs should have rotating or flashing mechanisms which will confuse aircraft.

Mr. Bjorklund said his would not.

Councilman Jahn made that a stipulation of his motion, and the stipulation was accepted in the second to the motion.

Motion, as amended, carried unanimously by roll call vote of those present.

COMMUNICATIONS SUBMITTED BY LICENSE DEPARTMENT:

1. A letter from McAdam & Harris, Box 1134, San Pedro, California applying for a license to conduct a used car business at the intersection of Hawthorne Blvd. and Highway 101, at the NW corner.

A memo from G. W. Whitacre, License Inspector, reported that the application had the approval of Chief of Police Bennett. Mr. Whitacre recommended granting the license subject to the meeting of requirements of the Building Dept., and the used car dealer bond required by the State.

Councilman Beasley moved to concur with the recommendation of the License Inspector.

Motion seconded by Councilman Jahn.

Councilman Benstead protested that he would like to see the written approval of Chief Bennett from now on, and that he was not fully satisfied with this method of transmittal for the reason that the approval of the Chief was only reported.

Asst. Chief of Police Porter, who was present, showed the Council the original of Chief Bennett's approval.

Motion carried unanimously by roll call vote of those present.

COMMUNICATIONS FROM THE ENGINEERING DEPT.

1. A May 22, 1958, letter from R. W. Bishop, City Engineer, recommended the release of Bond No. 1744173 on Tract No. 15570 to the Subdivider, Torrance Vista, in the amount of \$120,000.00.

A May 22, 1958, letter from C. W. Clemmer, Asst. Park Supt., was attached, and advised that the trees in the tract had been inspected and approved by that Department as being in accord with the requirements of our tree ordinance.

Councilman Benstead protested that the Council had requested Mr. Clemmer to give them the date of his inspection in cases of this nature.

There were no objections, and this was ordered held over for a week so that Mr. Clemmer could give the Council this information.

PLANNING MATTERS:

1. CASE NO. 489 - VARIANCE:

A letter from Geo. C. Powell, Planning Director, reported to the Council the recommendation of the Planning Commission that the Variance granted to Pearl Grady under this Case Number be revoked. A copy of the Planning Commission Minutes of their meeting of May 2, 1958, was attached to the letter.

Councilman Jahn moved to concur with the recommendation of the Planning Commission.

Motion seconded by Councilman Beasley.

Planning Director Powell explained that this Variance for a car wash had been granted on the premise that the land necessary for the widening of Crenshaw and 164th St. would be dedicated, so that the proper drainage facilities might be installed, and the streets could be widened to prevent any traffic problems from arising there. The dedication of the land had been a condition of the Variance, and Pearl Grady had refused to comply with it.

The City Attorney reported to the Council that Pearl Grady must have a public hearing on this matter, and be given an opportunity to show why the Variance should be granted.

Councilman Drale moved such hearing be held, and the proper notice sent to Pearl Grady.

Councilman Jahn discussed this with the City Attorney, questioning the need for such a hearing.

The City Attorney explained the necessity of the Council hearing the petitioner, and reported that they would act as a quasi-judicial body in the matter.

Mayor Isen asked the City Attorney if he meant we must give Pearl Grady notice to show cause why the Variance should not be revoked, and then hear Pearl Grady's reasons, and the City Attorney said that was correct.

Councilman Drale moved to concur with the recommendation of the City Attorney.

Motion seconded by Councilman Beasley.

Councilman Jahn withdrew his motion to concur with the recommendation of the Planning Commission, and Councilman Beasley withdrew his second to that motion.

There were no objections, and Councilman Drale's motion was ordered carried.

There were no objections, and Mayor Isen set the time and date for the hearing at 7:00 P. M. June 10, 1958.

Councilman Jahn moved the meeting be called and Pearl Grady be notified we will hold the Hearing at that time, 7:00 P. M., on June 10, 1958, so that Pearl Grady can be prepared to show cause why the Variance should not be revoked.

Motion seconded by Councilman Beasley, no objections, so ordered.

The Mayor directed the City Attorney to send the notices which may be necessary, and directed Planning Director Powell to notify witnesses of the fact that their presence will be required at that time.

The City Attorney reported that a compromise had been suggested to him in this today by the lessor and sub-lessor of the property.

Councilman Jahn suggested that the City Attorney present the suggested compromise to the Council in writing at their next regular meeting.

There were no objections, and it was so ordered.

2. CASE NO. 505: VARIANCE:

A Transmittal form from Planning Commission recommended approval of a request from Leo E. Jennings & Associates for a Variance on a portion of Lots 26 and 27, Tract 454, on the west side of Kent St., approximately 300' north of 226th St., between Sepulveda and westerly extension of 226th St., in Zone A-1, for the purpose of constructing medical buildings. A location sketch was submitted with this, and an excerpt from the Planning Commission Minutes of May 7, 1958.

Councilman Benstead asked what is on Lots 25 and 28, and Mr. Powell explained that one is owned by Mrs. Riggle and the other by a Mormon Church and a hospital. None of them object to this use by Mr. Jennings.

Councilman Drale moved to concur with the recommendation of the Planning Commission.

Motion seconded by Councilman Beasley.

Councilman Jahn said he concurred with this recommendation, but that he believed the entire area needs a master zone plan.

Mr. Powell explained that the Variances being granted in the area follow the master plan the Commission has for the area.

Mayor Isen wondered if land would not be needed for the street.

City Engineer Bishop said 2' will be needed for the widening of Kent Street.

Mr. Leo S. Jennings, who was present, said he would be glad to dedicate that land to the City.

Councilman Jahn moved that the dedication of this land for street widening be made a stipulation of the Council.

Councilman Drale accepted that as an amendment to his motion, and Councilman Beasley accepted the amendment in the second to the motion.

There were no objections, and the motion, as amended, was carried unanimously by roll call vote of those present.

3. CASE NO. 504 - USE PERMIT:

A transmittal form from Planning Commission recommended approval of request of Higgins Brick Co. for a Use Permit at 2217 W. 174th St., legally described as a portion of Lot 58, McDonald Tract, in Zone A-1, to replace a storage shed and garage burned in a recent fire. A location sketch was attached, along with an excerpt from the Planning Commission Minutes of May 7, 1958.

Councilman Drale moved to concur with the recommendation of the Planning Commission.

Motion, seconded by Councilman Jahn, carried unanimously by roll call vote of those present.

At 11:00 P. M., Mayor Isen declared a recess, with the Council re-convening at 11:07 P. M.

4. CASE NO. 502 - VARIANCE:

Transmittal form from Planning Commission, recommending approval per Exhibit "A" of request of Thomas E. Garrison for a Variance to operate a shop and office for a pumping unit for repair and service in the oil fields in property legally described as the west 55' of Lot 12, Tract 639, situated 185' west of Pennsylvania on the south side of Sepulveda between Pennsylvania and Crenshaw in Zone A-1. A location sketch was submitted, with an excerpt from the Planning Commission Minutes of May 7, 1958.

Councilman Jahn asked what this property looked like, and Planning Director Powell presented a sketch showing a plan of the property as it will be, explaining the easements being granted and the set backs to be maintained.

There were no objections, and this was ordered held over so that Mr. Powell might obtain architectural sketches or renderings showing what the buildings will look like.

COMMUNICATIONS FROM THE CITY ATTORNEY:

1. In a letter dated May 22, 1958, the City Attorney rendered his opinion of the City's position on the bid of Pasco Steel Corp., as he had been directed by the Council to do.

His answer read: "In my opinion, the City contracted with Pasco Steel Corporation at the time of the passage of the motion to accept the bid."

There were no objections, and this was ordered filed as a matter of record.

RESOLUTIONS:

City Clerk Bartlett read title to:

RESOLUTION NO. 3473

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT BY AND BETWEEN THE CITY OF TORRANCE AND PASCOE STEEL CORPORATION FOR THE CONSTRUCTION OF A RIGID FRAME BUILDING FOR THE NEW CITY YARD AT 20466 MADRONA AVENUE.

Councilman Benstead moved to dispense with further reading of the Resolution.

Motion, seconded by Councilman Jahn, carried unanimously by roll call vote of those present.

Councilman Benstead moved for adoption of Resolution No. 3473.

Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

Councilman Drale asked the City Manager if the City must vacate the present City Yard on May 31, and the City Manager replied he had been working with the purchasers of the property, and he thought we would be allowed to use the property until about the end of July or the first of August.

City Clerk Bartlett read title to:

RESOLUTION NO. 3474

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AND ATTEST THAT CERTAIN AGREEMENT BY AND BETWEEN THE CITY AND HARBOR CARS, INC., GRANTING EXCLUSIVE PRIVILEGE FOR OPERATING A DRIVE-YOURSELF PASSENGER CAR SERVICE AT THE TORRANCE MUNICIPAL AIRPORT.

Councilman Jahn moved to dispense with further reading of the Resolution.

Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

Councilman Beasley moved for adoption of Resolution No. 3474.

Motion seconded by Councilman Jahn, who asked if this was the Avis licensee who had applied to the City for this exclusive privilege.

The City Attorney replied that it was.

Councilman Jahn said he wanted to be sure this is the Avis service and will remain so before this is voted on.

The City Attorney said he could add that provision if the Council wished him to do so.

Councilman Jahn moved a substitute motion, to refer this to the City Attorney for that correction.

Motion seconded by Councilman Benstead, no objections, so ordered.

City Clerk Bartlett read title to:

RESOLUTION NO. 3475

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE WITHDRAWING A CERTAIN AREA IN THE CITY OF TORRANCE FROM THE MONETA LIGHTING DISTRICT.

Councilman Benstead moved to dispense with further reading of the Resolution.

Motion, seconded by Councilman Beasley, carried unanimously by roll call vote of those present.

Councilman Jahn moved for adoption of Resolution No. 3475.
Motion, seconded by Councilman Drale, carried unanimously by
roll call vote of those present.

ORDINANCES:

Councilman Jahn moved to dispense with further reading of
Ordinances 984, 985, and 986, before the Council for their second
and final readings.

Motion, seconded by Councilman Benstead, carried unanimously by
roll call vote of those present.

Councilman Jahn moved for adoption of Ordinance No. 984 at its
second and final reading.

ORDINANCE NO. 984

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
TORRANCE REPEALING SECTION 17 OF APPENDIX I OF
"THE CODE OF THE CITY OF TORRANCE, 1954" AND
SUBSTITUTING THEREFOR A NEW SECTION 17 ENTITLED
"NONCONFORMING USES" ESTABLISHING TERMINATION
PERIODS FOR NONCONFORMING USES AND PROCEDURES
IN CONNECTION THEREWITH.

Motion, seconded by Mayor Isen, carried unanimously by roll call
vote of those present.

Councilman Jahn moved for adoption of Ordinance No. 985 at its
second and final reading.

ORDINANCE NO. 985

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
TORRANCE REPEALING SECTION 1 OF APPENDIX I OF
"THE CODE OF THE CITY OF TORRANCE, 1954" SETTING
FORTH THE GENERAL PROVISIONS OF THE OFFICIAL LAND
USE PLAN FOR THE CITY OF TORRANCE AND SUBSTITUTING
THEREFOR NEW PROVISIONS RELATING TO THE SAME SUBJECT.

Motion, seconded by Mayor Isen, carried unanimously by roll call
vote of those present.

Councilman Jahn moved for adoption of Ordinance No. 986 at its
second and final reading.

ORDINANCE NO. 986

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
TORRANCE REPEALING SECTION 11 OF APPENDIX I OF
"THE CODE OF THE CITY OF TORRANCE, 1954" ENTITLED
"M-1 LIGHT MANUFACTURING" AND SUBSTITUTING THERE-
FOR SECTIONS ENTITLED "M-1 LIGHT MANUFACTURING".

Motion, seconded by Mayor Isen, carried by the following roll
call vote: AYES: COUNCILMEN: Beasley, Jahn, Isen. NOES: COUNCIL-
MEN: Benstead, Drale. ABSENT: COUNCILMEN: Bradford, Blount.

Councilman Jahn moved to dispense with further reading of
Ordinance No. 988.

Motion, seconded by Mayor Isen, carried unanimously by roll
call vote of those present.

Councilman Jahn moved for adoption of Ordinance No. 988, before the Council for its second and final reading.

ORDINANCE NO. 988

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE REPEALING SECTION 18 OF APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954", ENTITLED "VARIANCES" AND SUBSTITUTING A NEW SECTION THEREFOR RELATING TO THE SAME MATTER.

Motion, seconded by Mayor Isen, carried by the following roll call vote: AYES: COUNCILMEN: Beasley, Benstead, Jahn, Isen. NOES: COUNCILMEN: Drale. ABSENT: COUNCILMEN: Blount, Bradford.

REPORTS:

1. The office of the City Clerk reported they had received a Complaint and Summons on May 20, 1958, in the action of Robert A. Owens, Plaintiff against the City of Torrance et al, for alleged injuries and damages sustained in Torrance Park on May 2, 1957, being Case #700319. This claim was denied by the City Council August 6, 1957.

2. The office of the City Clerk reported they had received an Annual Report of Financial Transactions concerning Cities of California for the Fiscal Year 1956-57 which is now on file in the City Clerk's office.

PROCLAMATIONS:

1. Mayor Isen proclaimed the month of June, 1958, as CITY OF HOPE MONTH, and June 8 as HOPE SUNDAY, and urged all citizens of Torrance to support the City of Hope in its crusade to alleviate suffering and assure a better life for everyone.

2. Mayor Isen proclaimed the Month of June as Dairy Month in the City of Torrance, and urged everyone to use more of our dairy products during this time and recognize the great contributions the Dairy Industry makes to all of us each day of the year.

ORAL COMMUNICATIONS

The City Manager reported that next Tuesday is election day, but a meeting should be held to attend to the work of the Council. He believed the majority, if not all, of the Councilmen plan to attend the school for Councilmen in San Diego next week.

City Manager Stevens reported that the election day is not a general holiday for City employees.

Mayor Isen reminded the Council that the Chamber of Commerce had invited them all to dinner on Tuesday, June 3, after the Council meeting.

The City Manager thought that appointment could be changed to Monday.

The school for Councilmen in San Diego will be going on during Wednesday, Thursday, and Friday of next week.

Councilman Jahn moved appropriate expenses of \$150 be allowed to the Councilmen who attend that meeting on June 4, 5, and 6, 1958, subject to the proper accounting.

Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

Mr. Virges thanked the Council for the proclamation of June as Dairy Month in the City.

Councilman Benstead said it has been his opinion for some time because of the work load in the Engineering Department that we should have an Assistant City Engineer. He moved that a job description be written for that job and an eligible list be established.

Motion seconded by Councilman Beasley.

Councilman Drale said he thought we had a man in that job now.

Councilman Benstead said we do not; we have no Assistant with a State license, he went on. He pointed out that the Department has a very heavy work load, and he believed the position should be filled.

Councilman Drale asked how many employees there are in that Department.

City Engineer Bishop there there are 20 employees in the Department, 5 of whom are women clerks. He is the only Registered Engineer. One of the men in the Department works in what is almost an Administrative Assistant position, helping himself and Director of Public Works Russell.

Councilman Jahn asked if an Assistant City Engineer must be registered.

The City Manager said an Assistant City Engineer must be.

Councilman Drale thought such recommendations should come from the personnel officer of the City.

Councilman Benstead pointed out that unregistered personnel could not be held responsible for the Department.

Councilman Jahn thought the Department has been top-heavy for some time.

Councilman Benstead pointed out that the Building Supt. has an Assistant, one is planned for the City Attorney, and that the City Manager had two.

Councilman Jahn was not sure he opposed this motion, but said he would like to consider it a while. He asked the City Manager what the salary for such a man would be.

City Manager Stevens said it would have to be about \$10,000 a year.

Councilman Drale felt that more people in the lower levels would help the Department more.

Councilman Benstead questioned this, saying Councilman Drale had favored allowing the City Manager to have two Assistants.

City Manager Stevens explained to the Council that he has only one Assistant; the other is an aide, an entirely different category.

Councilman Benstead asked the Building Supt. how many people he has in his Department, and Mr. Schlens told him the number of people and their ratings.

Councilman Beasley felt nearly every Department in the City is under-manned, and they all carry a heavy work load.

Councilman Drale thought as Councilman Jahn, that the Department under discussion is top-heavy.

Councilman Jahn wanted it understood that he did not oppose the motion, he simply wanted time to study it.

Councilman Drale thought the full Council should be present when this is voted on.

Councilman Drale moved the question.

Councilman Benstead said he would be willing to hold this for a week.

Mayor Isen thought the Council should have the benefit of the City Manager's consideration of this; he stated he had never liked the title 'Assistant to the City Engineer', and he thought Councilman Benstead's point well taken. If there is an assistant there, he should be a certificated assistant.

Nor has he been pleased, the Mayor went on, with the set up in Engineering nor the correlation between them, the Public Works Department, and Building. He thought it might be well to eliminate the Department of Public Works and go back to the old set up.

Councilman Beasley asked if we would have to hire at once if the motion is passed.

Councilman Benstead did not think so.

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The City Manager said we would not have to hire at once, but that the type of man we would want would want to think there was a position open, or he would not want to waste his time.

Mayor Isen moved to table the motion until the next meeting of the Council.

Motion seconded by Councilman Jahn, no objections, so ordered.

Councilman Benstead said the Police and Fire Committee had met with Fire Chief Benner and talked with him about the addition to the Fire Station the Chief had suggested.

Councilman Benstead moved that Chief Benner get in touch with Bldg. Supt. Schlens and City Engineer Bishop and draw up simple plans of what the Chief wants and give the Council these, along with an estimate of what it would cost to implement them.

Motion seconded by Mayor Isen, no objections, so ordered.

Councilman Drale reported that a Torrance boy had received an award for scholastic magazine writing, and he moved that the proper Resolution be written complimenting the boy upon receipt of this national award.

There were no objections and it was so ordered.

Mayor Isen recalled the fact that this Council had passed a Resolution imploring the Board of Supervisors and others to hold the line on taxes, and try to hold them down. He has been informed that the County Assessor's Department will study, with an eye to materially increasing, the tax rates in Torrance, and especially in the South and West sections of the City.

He recalled that we had sent a Resolution to Assessor Quinn concerning our plea that taxes be kept down, and that we have not been given the courtesy of a reply.

Mayor Isen presented to the Councilmen and the Press copies of a partial list of Taxpayers in the Torrance area who, because of increased valuations over 1957, will receive substantial tax increases. The list was not complete, and limited only to those whose property abutts on Sepulveda, Torrance and Hawthorne Blvds.

Mayor Isen said the list had been prepared by a firm of attorneys on behalf of the Del Amo Shopping Center, who had been tremendously affected by this increase.

Councilman Jahn asked if the list could be verified, and the Mayor said it could, but that he knew the firm in question and knew it would be without error if they had prepared it.

Councilman Jahn asked if the Mayor was willing to make a motion on the basis of that information, and the Mayor said he was.

Councilman Jahn did not agree, and outlined in detail the method of tax assessment used under our laws. He did not believe the Assessor bore the sole responsibility. He said the assessments on property are based on a percentage of their resale value, and he felt the Council should not adopt any policy here without further investigation.

Mayor Isen felt the people in the City have a right to know about this. He did not recommend that the Council adopt a policy at this time on the matter, but he said he was open to suggestions, and he felt the people of the City should be alerted to this knowledge.

Councilman Drale concurred with Mayor Isen that Assessor Quinn is working to increase the rates in Torrance and Vernon this year. He thought this was should be investigated, and the rate of increase should be carefully checked to be sure it was a legal increase.

Mayor Isen said everyone is not being treated equally, and invited everyone to check this.

A lady in the audience who lives in the affected area asked what Councilman Jahn thought they could do to help themselves in this case, and the Councilman outlined to her the recourse under the law.

Mayor Isen suggested that everyone write letters to the Assessor asking for an immediate answer, and asking what has been done in our town, particularly in the areas of the west and south sections, about raising taxes.

As there was no objection, Mayor Isen directed the City Manager to write a letter to the County Assessor asking for an immediate reply, and asking what he has done in the southern sections of our town and western, and particularly to the properties which abut on Sepulveda, Torrance and Hawthorne Blvd., and whether there have been assessments on the real property raised, and if so, what percentage it has been raised; how the proposed change in the real estate assessed values are going to affect the homes in the adjacent areas, and how far from there, and so forth.

Councilman Jahn asked if the Mayor would include that the Assessor also show the proportion to the other sections of the City of Torrance and adjacent communities, saying that otherwise we would not get a true picture, but would be looking at one side only.

Mayor Isen said he would.

Mayor Isen instructed the City Manager to write such a letter in the morning for his and the City Manager's signatures, and said he would be in to sign it.

Councilman Drale moved all bills properly audited be paid.

Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

Councilman Drale moved to adjourn to Monday, June 2, 1958, at 5:30 P. M.

Motion, seconded by Councilman Jahn, carried unanimously by roll call vote of those present.

The meeting adjourned at 12:00 M.



A. H. Bartlett, City Clerk of the City of
Torrance, California

APPROVED:



Mayor of the City of Torrance